

**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

---

Property Address:	<b>2343 Ashmead Place NW</b>	<b>X</b>	Agenda
Landmark/District:	<b>Kalorama Triangle Historic District</b>		Consent Calendar
Meeting Date:	<b>September 27, 2018</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>18-535</b>		New Construction
Staff Reviewer:	<b>Anne Brockett</b>		

---

Christian Zapatka, architect and agent for property owners Ronald Martin and Jackson Palmer, seeks the Board's review of concept for a one-story addition with roof terrace addition behind this 1910 rowhouse.

**Project Description**

The project calls for demolishing a non-historic greenhouse addition and replacing it with a modest addition constructed of brick that extends across the lot and approximately 14½ feet deep, less than the depth of the extant greenhouse. Its roof will serve as a terrace for the second floor, accessed by an existing door. A trellis is proposed along the side of the terrace.

A below grade terrace, accessed by a stair from the rear yard, will provide lighting and outdoor space for the expanded basement. Both the basement and second floor terraces are shown with extensive planting.

**Evaluation and Recommendation**

In scale, materials, height, and architectural details, the addition is compatible with the historic district and consistent with other HPRB approvals. Its form, massing, and fenestration are restrained and neither draw attention to the addition nor detract from the existing house.

*The HPO recommends that the Board approve the concept as designed as consistent with the preservation act.*